



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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***TOM ARISS***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – April 24, 2012**

The Board met in regular session pursuant to adjournment of the April 19, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the April 19, 2012 meeting was read and approved.

- 12-0548      A resolution was adopted to Transfer various items to the Massie Township Trustees. Vote: Unanimous
- 12-0549      A resolution was adopted to declare various items within Sheriff's Office and Common Pleas as Surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0550      A resolution was adopted to approve Notice of Intent to Award Bid to Normac Company LLC for the FY2011 Franklin Township Pennyroyal Road Improvements CDBG Project. Vote: Unanimous
- 12-0551      A resolution was adopted to enter into Contract with Traffic Specialists, Inc. for the Warren County 2012 Raised Pavement Marker Project. Vote: Unanimous
- 12-0552      A resolution was adopted to Reject Bids received for the FY2011 Village of South Lebanon Section Street Water Main Project. Vote: Unanimous
- 12-0553      A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of Workforce One of Warren County. Vote: Unanimous

- 12-0554 A resolution was adopted to approve and authorize President or Vice-President to enter into Amendment No. 3 to the Wastewater Service Agreement with the Village of Waynesville. Vote: Unanimous
- 12-0555 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 12-0556 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release J.P.S. Development, LLC for Saddlebrook Section One in Hamilton Township. Vote: Unanimous
- 12-0557 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 12-0558 A resolution was adopted to approve Supplemental Appropriation into Auditor Fund #237 in order in pay for imaging software for real estate. Vote: Unanimous
- 12-0559 A resolution was adopted to approve Supplemental Appropriation within Building Services Fund #494. Vote: Unanimous
- 12-0560 A resolution was adopted to approve Appropriation Adjustment within Sewer Revenue Fund #580. Vote: Unanimous
- 12-0561 A resolution was adopted to approve Appropriation Adjustments within Pretrial Services Fund #101-1222. Vote: Unanimous
- 12-0562 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-0563 A resolution was adopted to issue Request for Engineering Qualifications for Design, Bidding, and Construction Inspection Services for the Harveysburg Sewer Improvement Project. Vote: Unanimous
- 12-0564 A resolution was adopted to Waive half the Water and Sewer Charges for 9933 Russline Drive in Loveland, Ohio. Vote: Unanimous
- 12-0565 A resolution was adopted to approve the Site Plan Review Application of Tom McClain agent for Pramukh Krupa Inc. in Franklin Township subject to conditions. Vote: Mr. Ariss - yea; Mr. Young - yea; Mrs. South - absent
- 12-0566 A resolution was adopted to reject all proposals received for the 2012 Property and Casualty Insurance. Vote: Unanimous
- 12-0567 A resolution was adopted to approve and enter into a Participation Agreement with the County Risk Sharing Authority, Inc., regarding Warren County's Liability Insurance. Vote: Unanimous

- 12-0568 A resolution was adopted to Amend Section 1 of the Warren County Personnel Policy Manual to Add Policy 1.09. Vote: Unanimous
- 12-0569 A resolution was adopted to accept Resignation, due to Retirement of Kevin Lee Campbell, Custodial Foreman, within the Warren County Building Services Department, effective April 30, 2012. Vote: Unanimous
- 12-0570 A resolution was adopted to promote Bethany Pratt to the position of Foster Care/Adoption Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 12-0571 A resolution was adopted to Cancel Regularly Scheduled Commissioners' Meeting of Thursday, April 26, 2012. Vote: Unanimous

#### DISCUSSIONS

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On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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Chris Brausch, Sanitary Engineer, was present to discuss the following matters:

1. W/S Agreement with Springboro—a portion of Clearcreek and Franklin Townships is adjacent to Springboro's service area and the property owners desire water and sanitary sewer services. Springboro is agreeable to provide the service and will not require annexation. Upon discussion, the Board agreed to release the area to Springboro for water and sanitary sewer service.
2. Harveysburg Sewer Improvement Project—there are several improvements needed in the Harveysburg area due to the aging system. Mr. Brausch stated his desire to reconfigure the force main which will eliminate the need for a costly upgrade to the larger pump station. Upon discussion, the Board resolved (Resolution #12-0563) to issue a request for engineering qualifications for design, bidding, and construction inspection services for the Harveysburg Sewer Improvement Project.
3. Bellbrook and Chenoweth Road Waterline Project—there have been no objections received within the 10 day waiting period and Mr. Brausch would like to proceed with project and begin negotiations with an engineering firm to begin the design phase. Upon

- discussion the Board agreed to begin negotiations with Jones Warner Engineering as the contract would be under the threshold that requires a request for engineering qualifications to be issued.
4. North Water System Improvements Design—contract negotiations with Burgess and Niple are almost complete. The estimated construction cost for the project is between \$5.5 m and \$6 m.
  5. Creekwood Subdivision—We are receiving complaints from the residents within the Creekwood Subdivision, adjacent to the newly expanded Lower Little Miami Wastewater Treatment Plant, relative to lighting, noise and the visual impact of the newly expanded facility. Staff is working with Deerfield Township and the residents to address the concerns.
  6. Water bill adjustment for 9933 Rusline Drive—the new owners of the residents discovered a fault water softener which caused a water and sanitary sewer bill in excess of \$400. Upon discussion, the Board resolved (Resolution #12-0564) to waive ½ of the charges.

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PUBLIC HEARING

SITE PLAN REVIEW APPLICATION OF TOM McCLAIN, AGENT  
FOR PRAMUKH KRUPA INC. IN FRANKLIN TOWNSHIP

The public hearing to consider the site plan review application of Tom McClain, Agent for Pramukh Krupta, Inc., owner of record, was convened this 24<sup>th</sup> day of April 2012, in the Commissioners Meeting Room.

Mike Yetter, Zoning Supervisor, stated that this is a tenant finishing within an existing building for First Class Pro Wrestling Training. He stated that the property is zoned General Business “B-2” and fits within the established zone. He stated that the site plan review is required because of the change in use from the previous tenant.

Mr. Yetter reviewed the comments and recommendations from the Department and Officials concerned and stated the recommendation to approve with four conditions.

Mr. McClain stated that they are in the business to train local wrestlers to go on T.V. and wrestle with the pros. He stated that their facility is similar to a martial arts facility, family and community oriented.

Commissioner Ariss stated his desire to add an additional condition relative to EPA approval of the existing sanitary system.

Upon further discussion, the Board resolved (Resolution #12-0565) to approve the Site Plan Review Application of Tom McClain agent for Pramukh Krupa Inc. in Franklin Township subject to conditions.

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Neil Tunison, County Engineer, was present along with the Warren County Veteran Commission members and Vic Carmen, Mason Resident, for a work session to discuss the planning and progress of the designation of SR 42 in Warren County as the Warren County Veterans Memorial Highway.

Mr. Tunison reviewed the proposed sign options and discussion ensued.

The group determined to redesign the proposed signage and Mr. Tunison stated his staff would put a proposal together.

There was discussion relative to the location and time of the unveiling of the signs. It was determined that November 11, 2012, at 11:00 a.m. at the Warren County Veterans' Memorial located on the corner of Warren Street and High Street would be the official unveiling and dedication of the project.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 10:42 a.m. to discuss matters required to be kept confidential per federal or state law pursuant to Ohio Revised Code Section 121.22 (G)(5) and exited at 11:40 a.m

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Jim Aumann, Treasurer, was present along with Jim Spaeth, Clerk of Courts, for a work session of the Investment Advisory Board.

Mr. Aumann presented the report of investments as of March 31, 2012, for the Board's review. He then stated that the total interest income to general fund for the 1<sup>st</sup> quarter cannot be extrapolated by 4 for an indication of the total year. He stated that the 1<sup>st</sup> quarter will be higher due to tax collection.

There was discussion relative to the presentation and information received from US Bank and First Financial Bank relative to their investment services.

Mr. Aumann stated he was impressed with both banks presentations but US Bank's investment strategy and historical perspective was especially impressive.

Commissioners Young questioned if Mr. Aumann would like to consider giving either or both an opportunity to invest our money and if so, how much.

Upon discussion, the following was decided:

\$30M will be invested with \$20 M given to US Bank and \$10M to First Financial Bank.

The newly invested funds will come from the following:

\$10M from 5/3 Bank investments  
\$5M from LCNB investments  
\$15M from Agencies

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On motion, upon unanimous call of the roll, the Board entered into executive session at 12:00 p.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:29 p.m.

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Upon motion the meeting was adjourned.

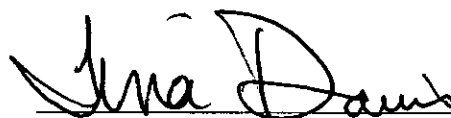
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David G. Young, President

  
Tom Ariss

  
Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 24, 2012, in compliance with Section 121.22 O.R.C.

  
Tina Davis, Clerk  
Board of County Commissioners  
Warren County, Ohio